

PB# 85-19

Exurban Realty Co.

3-1-33

85-19
Exurban Realty Site Plan

6-23-173-96

approved 8/14
filed with TC 8/16/88
ph.

General Receipt		6435
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		April 25 19 85
Received of	Urban Realty	\$ 25 ⁰⁰ / ₁₀₀
	Twenty Five and 00/100	DOLLARS
For	Site Plan	85-19
DISTRIBUTION		
FUND	CODE	AMOUNT
Cheek	25.00	
#1026		
By		Pauline J. Townsend Town Clerk

General Receipt		6808
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		Aug. 16 19 85
Received of	Urban Modulars	\$ 100 ⁰⁰ / ₁₀₀
	One Hundred and 00/100	DOLLARS
For	Site Plan - 85-19	
DISTRIBUTION		
FUND	CODE	AMOUNT
Cheek	100.00	
#1133		
By		Pauline J. Townsend Town Clerk
		Title

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

85-19

Date Received 4/23
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid 25

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Exurban Realty
2. Name of applicant Exurban Realty, Inc Phone 564 - 5800
Address 614 Little Britain Rd. New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Silver Stream Co. Phone _____
Address 614 Little Britain Rd New Windsor N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Lou Greaves Phone _____
Address 33 Guassdick Ave. New Windsor, N.Y.
Route 9 W Newburgh N.Y.
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney no attorney Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the North side of Little Britain Rd.
(Street)
400' feet east (direction)
of Main Entrance (at exit) of Stewart Airport, New Windsor, N.Y.
(Street)
7. Acreage of parcel 1.63 acres
8. Zoning district N.C. part of
9. Tax map designation: Section 3 Block 1 Lot(s) 33
10. This application is for the use and construction of retail shopping facility
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? no If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership
part of
Section 3 Block 1 Lot(s) 33

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

_____ day of April, 1985 _____
Applicant's Signature

Notary Public Title Pres. Burban Realty, Inc.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

Jester A. Clark being duly sworn, deposes and says that he resides
60 Tuleman Rd Rock Tavern in the
(Owner's Address)
county of Orange and State of New York
and that he is (the owner in fee) of (Partner) of the _____
Company
~~Corporation~~ which is the owner in fee) of the premises described in the foregoing application
and that he has authorized Jester A. Clark to make the foregoing application for special use approval as described herein.

Sworn before me this.

25th day of April, 1985 _____
(Owner's Signature)

Shuley B. Christensen
Notary Public

NOTARY PUBLIC
New York
No. 4764798
Qualified in Orange County
Commission Expires March 30, 1986

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE:

[Signature]

TITLE:

owner

REPRESENTING:

Gurman Realty

DATE:

9/1/78

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
ELIAS GREYAS for the building or subdivision of
EXURBAN REALTY has been
reviewed by me and is approved _____,
disapproved ✓.

If disapproved, please list reason.

No information relating to waste
disposal.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynnam D. Masten Jr
SANITARY SUPERINTENDENT

8/13/85
DATE

PLANNING BOARD

PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the Site Approval EXURBAN REALTY
Subdivision _____ as submitted by
_____ for the building or subdivision

of ELIAS GREVAS has been reviewed
by me and is approved X disapproved _____

If disapproved, please list reason.

NOTE:

STREAM DRAINAGE DESIGN APPEARS ADEQUATE



PAUL V. CUOMO, P.E.

JULY 9, 1985

Date

INTER-OFFICE CORRESPONDENCE

TO: New Windsor Planning Board
FROM: Town Fire Inspector
DATE: 10 July 1985
SUBJECT: Review of Site Plans

I have reviewed the following site plans and find them to be acceptable.

Van's Carpet Ranch

Eugene Hecht & Elaine Hecht

P & P Quick Copy Center

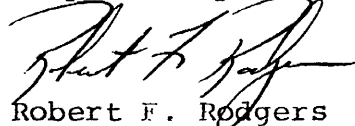
Robert Lorenzen & Betty Lorenzen

Exurban Realty

Gittlitz & Schroeder

Thank you for your time.

Respectfully,



Robert F. Rodgers

Att.

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by Elias D. Gevas, L.S.
for the building or subdivision of Exurban Realty
has been reviewed by me and is approved ☒ disapproved _____

~~If disapproved, please list reason.~~

will not interfere with town water
system.

HIGHWAY SUPERINTENDENT

✓ Stan D. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by Exurban Realty
for the building or subdivision of _____
has been reviewed by me and is approved _____ d: sapproved ✓

If disapproved, please list reason.

Submitted drawing does not indicate intended
system of waste disposal.

HIGHWAY SUPERINTENDENT

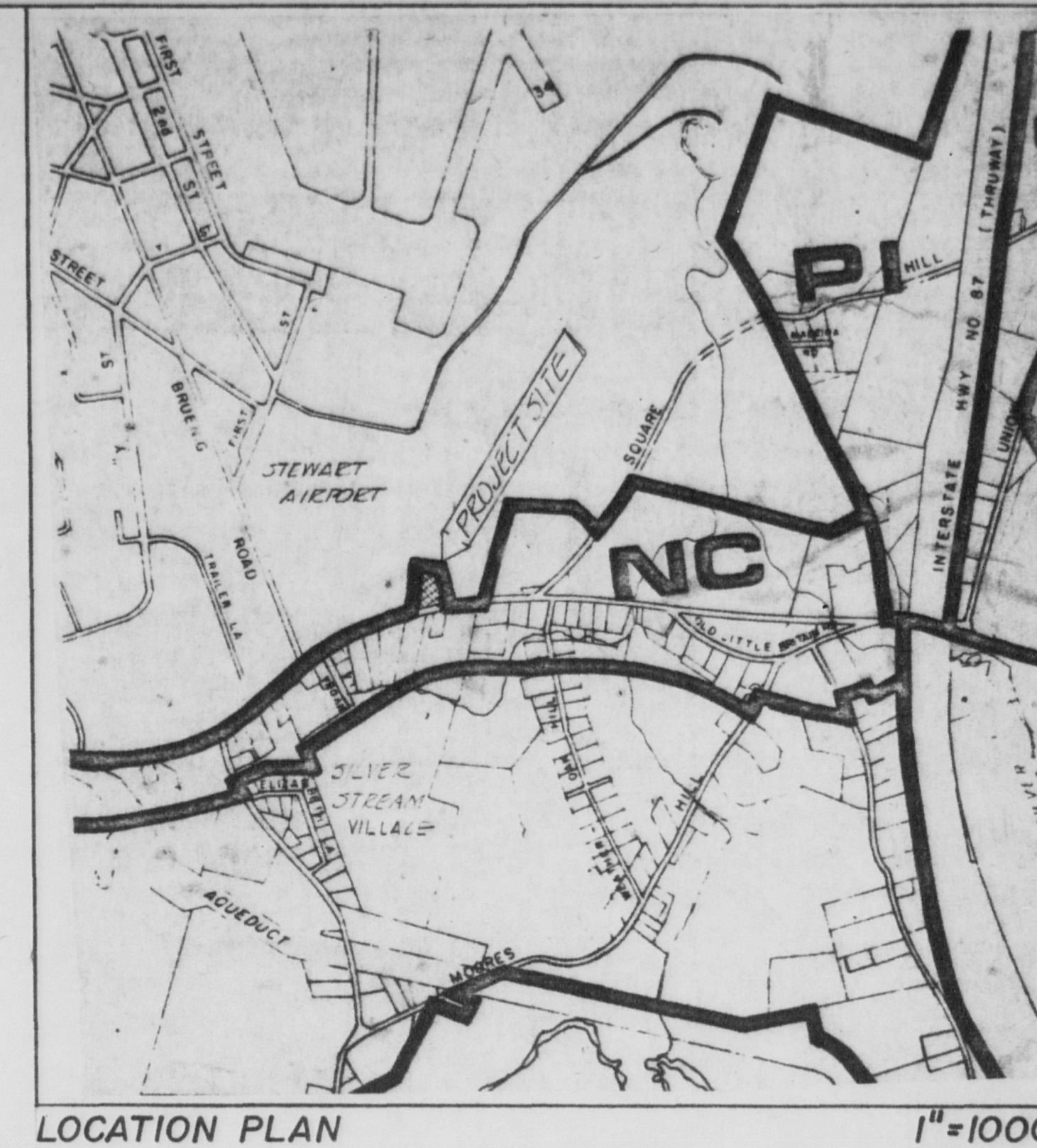
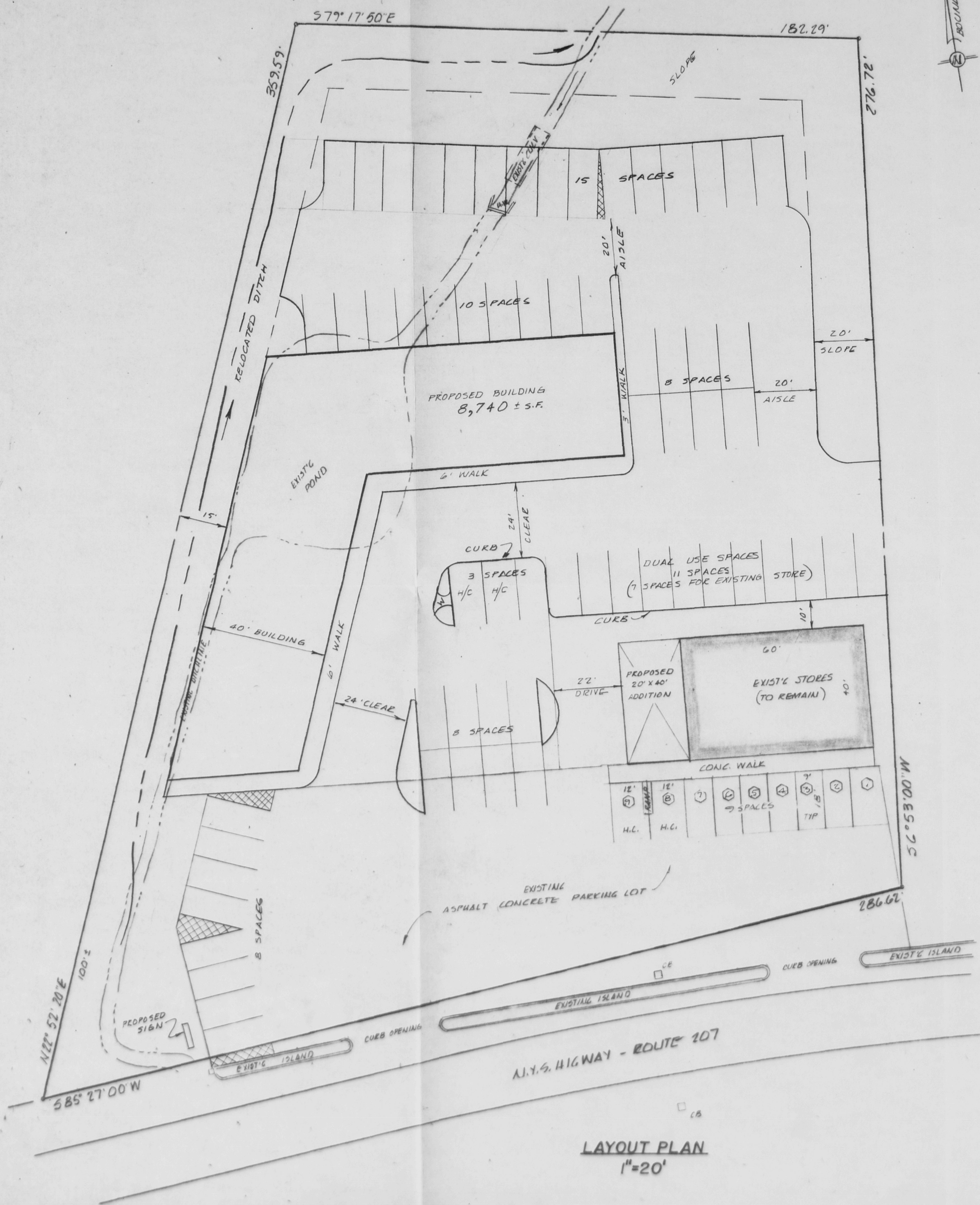
WATER SUPERINTENDENT

Sydney D. Masten

SANITARY SUPERINTENDENT

April 26, 1985

DATE



NOTES

- Being a proposed subdivision of a parcel shown on the Town of New Windsor Tax Maps as Section 3, Block 1, Lot 33.
- Perimeter boundary and location of existing facilities shown are from field survey completed on 22 January 1985.
- Owner/Subdivider: Silver Stream Co.
285 Route 304
Nanuet, N.Y. 10954
- Property Zones: N C
- Total Parcel Area: 1.63± Acres
- Proposed Use: Retail Stores
- Number of parking spaces required: 60 (based on 11,940 square of building)
Number of parking spaces provided: 72
- Unauthorized addition or alteration to this plan is a violation of section 7209 (2) of the N.Y.S. Education Law.

APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N. Y.
DATE 1/15/85 SIGNATURE [Signature]



ELIAS D. GREVAS, L.S. LAND SURVEYOR				EXURBAN REALTY			
33 QUASSACK AVENUE NEW WINDSOR NEW YORK				TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK			
Revision	Date	Description	Drawn	Checked	Scale	Drawn	Sheet
1	1/15/85	REVISED PARKING LAYOUT	EDG	EDG	As shown	PROPOSED SITE PLAN	1
2	1/16/85	ADDED BUILDING, PARKING	EDG	EDG	As shown		
					Date 9 JAN. 1985		
					Job No. 84-084		